

**AGENDA**  
**Special Meeting of the Governing Body of the**  
**Alameda Reuse and Redevelopment Authority**

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**Alameda City Hall**  
**Council Chamber, Room 390**  
**2263 Santa Clara Avenue**  
**Alameda, CA 94501**

**Tuesday, September 4, 2007**  
**Meeting will begin at 7:31 p.m.**

**1. ROLL CALL**

**2. CONSENT CALENDAR**

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Board or a member of the public.

2-A. Approve the minutes of the Special Meeting of August 7, 2007

2-B. Approve Two-Year Sublease for Architectural Glass & Aluminum at Alameda Point

2-C. Approve the Proposed Sale and Disposition of Surplus Property at Alameda Point, Itemized as Five Rapid Electric Rectifiers, One Industrial Oven, Two Abrasive Blasters, and One Abar Ipson IVD Machine, for a Total Amount of \$84,000 in Revenue to the ARRA

**3. REGULAR AGENDA ITEMS**

3-A. Alameda Point Update -- Presentation of Master Project Schedule Prepared by SCC  
Alameda Point LLC

**4. ORAL COMMUNICATIONS, NON-AGENDA (PUBLIC COMMENT)**  
(Any person may address the governing body in regard to any matter over which the governing body has jurisdiction that is not on the agenda.)

**5. COMMUNICATIONS FROM THE GOVERNING BODY**

**6. ADJOURNMENT**

**This meeting will be cablecast live on channel 15.**

Notes:

- Sign language interpreters will be available on request. Please contact the ARRA Secretary at 749-5800 at least 72 hours before the meeting to request an interpreter.
- Accessible seating for persons with disabilities (including those using wheelchairs) is available.
- Minutes of the meeting are available in enlarged print.
- Audio tapes of the meeting are available for review at the ARRA offices upon request.

**UNAPPROVED**  
**MINUTES OF THE SPECIAL MEETING OF THE**  
**ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY**

**Tuesday, August 7, 2007**

**The meeting convened at 9:54 p.m. with Chair Johnson presiding.**

**1. ROLL CALL**

Present: Chair Beverly Johnson  
Boardmember Doug deHaan  
Boardmember Frank Matarrese  
Vice Chair Lena Tam

Absent: Boardmember Marie Gilmore

**2. CONSENT CALENDAR**

2-A. Approve the minutes of the Special Meeting of July 18, 2007.

2-B. Approve the minutes of the Special Joint Meeting of the City Council/Alameda Reuse and Redevelopment Authority/Community Improvement Commission of July 18, 2007.

**Approval of the Consent Calendar was motioned by Member Matarrese, seconded by Member Tam and passed by the following voice votes: 4 ayes (Member Gilmore absent), 0 noes, 0 abstentions.**

**3. REGULAR AGENDA ITEMS**

**3-A. Approve a 12-Month Contract with Economic & Planning Systems, Inc. in the Amount of \$185,000 to Provide Negotiation Support and to Conduct a Fiscal Impact Analysis for the Redevelopment of Alameda Point.**

Leslie Little gave an overview of the contract and work scope of Economic and Planning Systems (EPS), explaining that they will assist in developing the business plan and fiscal impact assessment for Alameda Point. Leslie affirmed Chair Johnson's question about whether the cost will be reimbursed by SunCal. Member Matarrese clarified that, since EPS is the current financial consultant under contract with the ARRA, this is an extension of that contract. Chair Johnson encouraged holding negotiation briefings and sessions in open session, to the extent possible, in order to keep the public better informed on significant issues. Member Matarrese agreed and complimented staff, stating that having the last ENA negotiations right in full public view was successful.

**Member Matarrese motioned to approve the contract, seconded by Member deHaan and passed by the following voice votes: 4 ayes (Member Gilmore absent), 0 noes, 0 abstentions.**

**3-B. Authorize Executive Director to Initiate Negotiations for a Short Term Large Parcel Lease and Caretaker Agreement for the Former Alameda Naval Air Station North Housing Complex**

David Brandt, Deputy Executive Director, summarized to the Board that the Navy's caretaker obligations for the former North Housing Complex will expire in September, and recommends that the ARRA assume caretaker and maintenance responsibilities. He discussed that it would be a simple conveyance to gain control of the property so that it can be leased. The property is still fully operational but deteriorating rapidly. Mr. Brandt discussed the BRAC process: as soon as the property is declared as surplus, the Local Reuse Authority (ARRA) is responsible for screening the property. This process could take as long as a year, but there are several options for conveyance, including a public benefit conveyance for the park, a homeless accommodation request, or negotiated EDC for cost. Chair Johnson suggested trying to acquire all the property. Member deHaan questioned the legal ramifications for the conveyance process, and taking over with a no-cost EDC. Mr. Brandt explained that the Navy's position is that they are not governed by the old BRAC rules – that they are applying the post-2005 "No no-cost EDC" rules. All Boardmembers agreed that the ARRA should move forward expeditiously in order to preserve the parkland and prevent further deterioration of the property.

**Member Matarrese motioned to approve the staff recommendation with further direction to convey the entire property (Marina Village and North Housing complex) to the City. The motion was seconded by Member deHaan and passed by the following voice votes: 4 ayes (Member Gilmore absent), 0 noes, 0 abstentions.**

#### **4. ORAL COMMUNICATIONS, NON-AGENDA (PUBLIC COMMENT)**

Bill Smith spoke about various topics including clean-up problems, liquefaction, and the surplus housing at former North Housing.

#### **5. COMMUNICATIONS FROM THE GOVERNING BODY**

Member deHaan discussed a side trip tour he had of Fort Ord with Mr. Michael Houlimard, and compared the Fort Ord redevelopment project with the Alameda Point project. Member deHaan explained that at Fort Ord, they are only redeveloping 8 acres (out of 28,000 acres) of disturbed land. The rest became one habitat or recreation areas. He expressed how successful the Fort Ord project is because they focused on their award-winning Community Reuse Plan, which, to their benefit, had many special interests, including the University of California and two major retail operations, one lifestyle and one big box. Even the Army itself wanted to retain some of the property. Member deHaan further explained that Fort Ord's reuse authority could dissolve in the next two years, since their cash flow has put them into a positive, quite contrary to where Alameda Point is. Fort Ord has also begun building a phase of housing units around the existing golf course (there will be 12,000 residential units total); there is one hotel and another bid for a Ritz Carlton. Member deHaan attributes the success of the Fort Ord project to their focus on the community reuse plan, their expedient manner and that they did not veer from that plan. Member Matarrese suggested agendizing a report of the Fort Ord project as an update and called to move the agenda.

#### **7. ADJOURNMENT**

**Meeting was adjourned at 10:34 by Chair Johnson.**

Respectfully submitted,

  
Irma Glidden  
ARRA Secretary

***Alameda Reuse and Redevelopment Authority***  
Interoffice Memorandum

September 4, 2007

**TO:** Honorable Chair and Members of the  
Alameda Reuse and Redevelopment Authority

**FROM:** Debra Kurita, Executive Director

**SUBJ:** Approve Two-Year Sublease for Architectural Glass & Aluminum at Alameda Point

**BACKGROUND**

The Alameda Reuse and Redevelopment Authority governing body approves all Alameda Point subleases with a lease term greater than one year. The proposed sublease for Architectural Glass & Aluminum is for two years.

**DISCUSSION**

Attachment A describes the business terms for the proposed sublease for Architectural Glass & Aluminum. This lease is a renewal lease for a portion of Building 117. The rent for ARCHITECTURAL GLASS & ALUMINUM is \$90,216 annually, or \$0.12 per sq. ft., in the first year. The rent in the second year is \$92,928, reflecting a 3% rent increase, for a warehouse and small administrative office. Building 117 is in marginal condition.

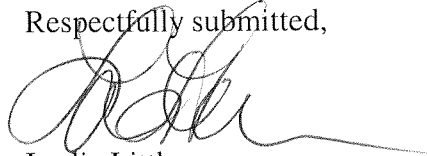
**BUDGET CONSIDERATION / FINANCIAL IMPACT**

The lease is expected to raise \$90,216 in the first year and \$92,928 in the second year. These funds will be retained by the ARRA.

**RECOMMENDATION**

Approve the proposed sublease agreement.

Respectfully submitted,



Leslie Little  
Development Services Director



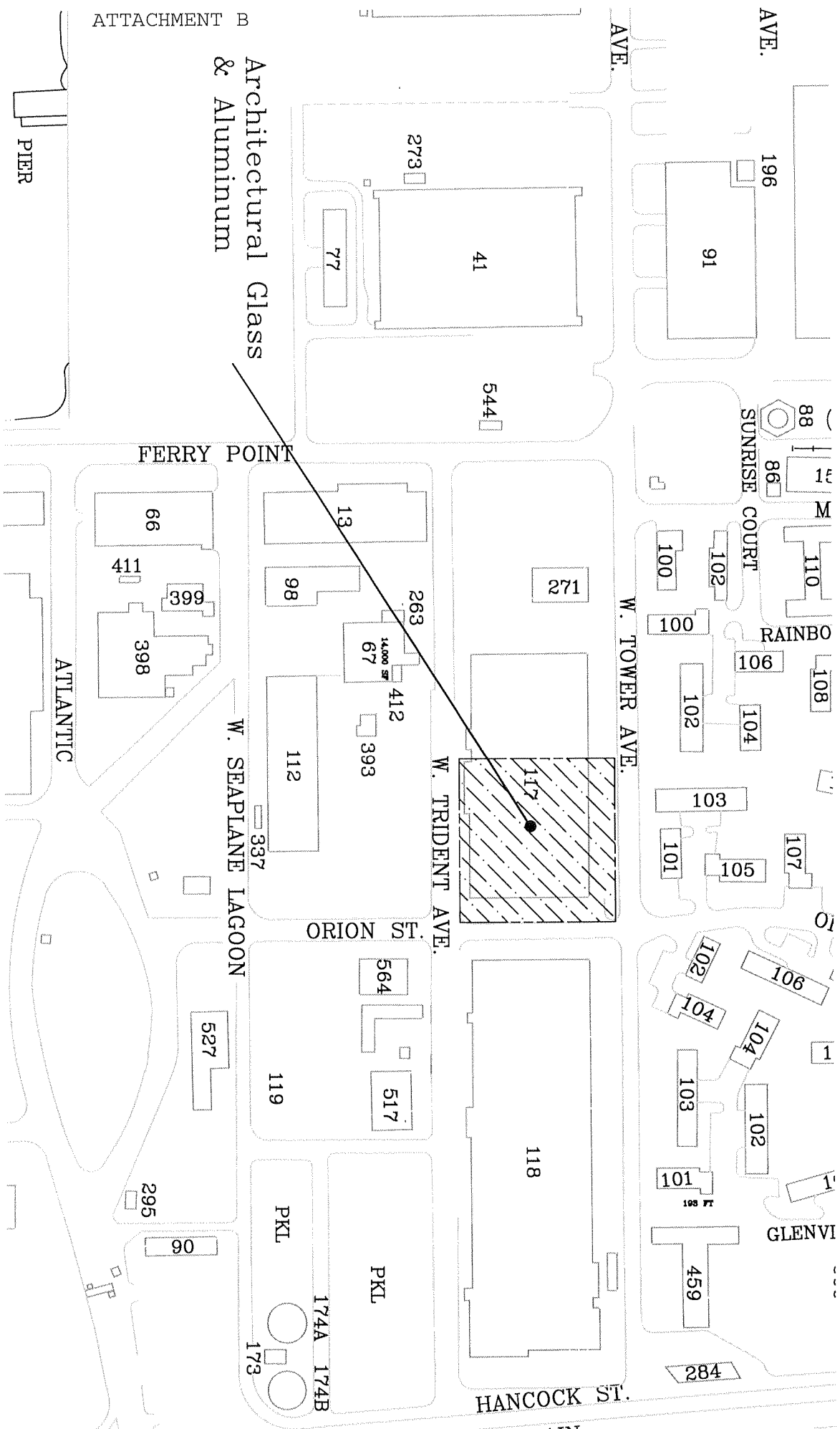
By:

Nanette Banks  
Finance & Administration Manager

Attachment: A. Proposed Sublease Business Terms  
B. Site Map

**ATTACHMENT A**  
**PROPOSED SUBLEASE BUSINESS TERMS**

<b>TENANT</b>	<b>BUILDING</b>	<b>SIZE (SF)</b>	<b>TERM</b>	<b>RENT</b>
Architectural Glass & Aluminum	117	60,828	Year 1	\$7,518/mo.
			Year 2 (3% increase)	\$7,744/mo.



# *Alameda Reuse and Redevelopment Authority*

## Interoffice Memorandum

September 4, 2007

**TO:** Honorable Chair and Members of the  
Alameda Reuse and Redevelopment Authority

**FROM:** Debra Kurita, Executive Director

**SUBJ:** Approve the Proposed Sale and Disposition of Surplus Property at Alameda Point, Itemized as Five Rapid Electric Rectifiers, One Industrial Oven, Two Abrasive Blasters, and One Abar Ipson IVD Machine, for a Total Amount of \$84,000 in Revenue to the ARRA.

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### BACKGROUND

In June 2001, the Alameda Reuse and Redevelopment Authority established a procedure for the disposition of surplus personal property. The procedure delegates to the Executive Director the authority to declare as surplus and sell any item of personal property which is valued at less than \$10,000 or which is not required for use by the ARRA in the administration of its powers and duties pursuant to the Joint Powers Agreement between the City of Alameda and the Community Improvement Commission.

### DISCUSSION

When the Navy transferred title of certain personal property to the ARRA, it included five Rapid Electric Rectifiers, one Industrial Oven, two abrasive blasters, and one Abar Ipson Aluminum Ion Vapor Deposition machine. All of these items are located in Building 32, a former plating shop. Staff has been contacted by a buyer who wishes to purchase this equipment. The equipment has been appraised and the purchase amounts below are within the appraisal values.

### BUDGET CONSIDERATION / FINANCIAL IMPACT

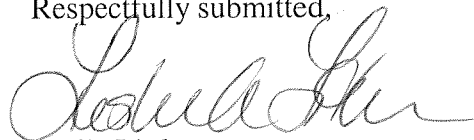
The offer for purchase is as follows: five Rapid Electric Rectifiers - \$8,000, one Industrial Oven - \$1,000, two-Abrasive Blasters - \$5,000, one-Abar Ipson IVD Machine - \$70,000, for a total amount of \$84,000 in revenue to the ARRA.

### RECOMMENDATION

Approve the proposed sale and disposition of the above listed personal property.



Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Leslie Little".

Leslie Little  
Development Services Director

A handwritten signature in cursive script, appearing to read "N. Banks".

By: Nanette Banks  
Finance & Administration Manager

## ***Alameda Reuse and Redevelopment Authority***

### Interoffice Memorandum

September 4, 2007

**TO:** Honorable Chair and Members of the  
Alameda Reuse and Redevelopment Authority

**FROM:** Debra Kurita, Executive Director

**SUBJ:** Alameda Point Update -- Presentation of Master Project Schedule Prepared by  
SCC Alameda Point LLC

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### BACKGROUND

On May 8, 2007, the Alameda Reuse and Redevelopment Authority selected SunCal as its Master Developer for Alameda Point and established a 60-day due diligence and Exclusive Negotiation Agreement (ENA) negotiation period. The due diligence period was completed, and the ENA between SunCal and the ARRA, Community Improvement Commission (CIC), and City Council was approved on July 18, 2007.

Since approval of the ENA, SunCal has been meeting with ARRA staff on a weekly basis. In addition, SunCal has commenced with the following project activities:

- Executed contracts with consultants from the following fields: urban design and land use planning, geotechnical and civil engineering, traffic/transportation, marketing and product development, historic resources, biological and wetlands, and hazardous materials and abatement;
- Initiated contact with local, regional, State and Federal stakeholders;
- Began developing an opportunities and constraints analysis and presentation;
- Began developing a community outreach plan and preliminary land uses concepts; and

Section 3.2.5.1 of the ENA requires that SunCal prepare a Project Master Schedule by August 29, 2007. The attached Project Master Schedule identifies the tasks necessary to complete Mandatory and Non-Mandatory Milestones.

### DISCUSSION

The Project Master Schedule contains major project milestones, lists required actions to achieve each milestone, provides the start and end dates for the actions, and charts the duration of each task. According to the schedule, the following major projects should be completed within the next six months:

- An initial public meeting to present an opportunities and constraints analysis and introduce SunCal's consultant team by October 15, 2007;
- Following initial public meeting, completion of a first round of land use planning charrettes and development of preliminary land use alternatives by January 13, 2008;
- Submission of draft Tidelands Trust Exchange Agreement to California State Lands Commission by October 15, 2007;
- Work with ARRA and Navy to finalize the Conveyance Term Sheet by January 13, 2008.

The Master Project Schedule will be updated quarterly, and updates will be presented to the ARRA Board regularly.

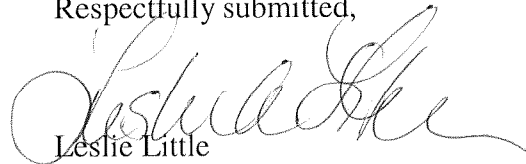
#### BUDGET CONSIDERATION / FINANCIAL IMPACT

There is no financial impact on the General Fund, CIC, or ARRA budgets. The cost recovery provision in the ENA provides that SunCal pays for ARRA staff costs and consultant expenses.


#### RECOMMENDATION

This report is for information only. No action is required.

Respectfully submitted,



Leslie Little  
Development Services Director



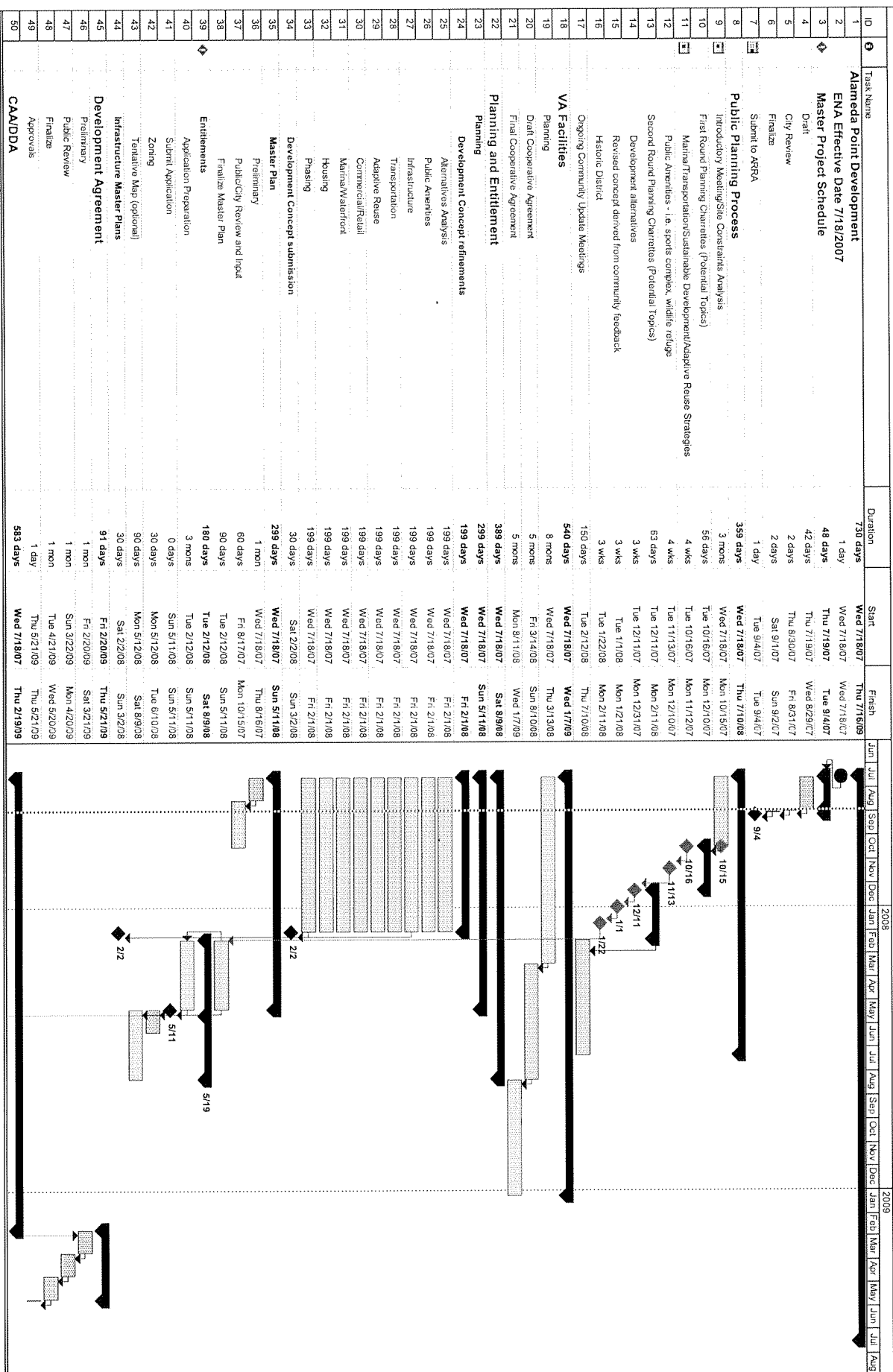
By: Debbie Potter  
Base Reuse and Community Development  
Manager

Attachment:

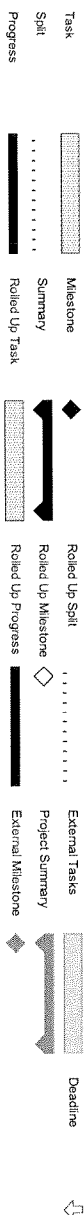
1. Alameda Point Master Project Schedule

# SunCal Alameda Point Project Master Schedule

September 2007



Project: Alameda Point Master Schedule  
Date: Wed 8/29/07



# SunCal Alameda Point Project Master Schedule September 2007

ID	Task Name	Duration	Start	Finish	2008	2009
51	Finalized Project Proforma	10 mons	Wed 7/18/07	Mon 5/12/08	Jun	Jul
52	Meetings with City Staff	1 mon	Tue 5/13/08	Wed 6/11/08	Aug	Sep
53	Public Hearings	1 mon	Thu 6/2/08	Fri 7/11/08	Oct	Nov
54	CAA Executed	7 days	Sat 7/12/08	Fri 7/18/08	Dec	Jan
55	Draft DDA	1 mon	Sat 7/12/08	Sun 8/17/08	Feb	Mar
56	Meetings with City Staff	90 days	Mon 8/18/08	Sat 11/15/08	Apr	May
57	Public Hearings	90 days	Sun 11/16/08	Fri 2/13/09	Jun	Jul
58	Approval of DDA	6 days	Sat 2/14/09	Thu 2/19/09	Aug	Sep
59	<b>Business Plan</b>	240 days	Wed 7/18/07	Thu 3/13/08	Oct	Nov
60	Organizational Plan/Financial Assurances	8 mons	Wed 7/18/07	Thu 3/13/08	Dec	Jan
61	Marketing Plan	8 mons	Wed 7/18/07	Thu 3/13/08	Feb	Mar
62	Phasing and Financing Plan	8 mons	Wed 7/18/07	Thu 3/13/08	Apr	May
63	Public Benefit Plan	8 mons	Wed 7/18/07	Thu 3/13/08	Jun	Jul
64	Public Financing Plan	8 mons	Wed 7/18/07	Thu 3/13/08	Aug	Sep
65	Feasibility Analysis	8 mons	Wed 7/18/07	Thu 3/13/08	Oct	Nov
66	Project Schedule	8 mons	Wed 7/18/07	Thu 3/13/08	Dec	Jan
67	Electronic Spreadsheet Project Proforma	8 mons	Wed 7/18/07	Thu 3/13/08	Feb	Mar
68	<b>EDC MOA Amendment</b>	718 days	Wed 7/18/07	Sat 7/14/09	Apr	May
69	Prepare Draft Term Sheet	3 mons	Wed 7/18/07	Mon 10/15/07	Jun	Jul
70	Navy Review	2 mons	Tue 10/16/07	Fri 12/14/07	Aug	Sep
71	Revise Term Sheet	2 wks	Sat 12/15/07	Fri 12/28/07	Oct	Nov
72	Finalize Navy Term Sheet	2 wks	Sat 12/29/07	Fri 1/11/08	Dec	Jan
73	Submit EDC application	4 mons	Sat 1/12/08	Sat 5/10/08	Feb	Mar
74	Finalize Draft EDC MOA Amendment for Navy review	8 mons	Sun 5/11/08	Mon 1/5/09	Apr	May
75	Execute Final EDC MOA Amendment	6 mons	Tue 1/6/09	Sat 7/4/09	Jun	Jul
76	<b>Tidelands Trust Exchange Agreement</b>	330 days	Wed 7/18/07	Wed 6/11/08	Aug	Sep
77	Submit draft Tidelands Trust Exchange Agreement to California State Lands Commission (CLSC)	6 mons	Wed 7/18/07	Sun 1/13/08	Oct	Nov
78	Reach agreement on language with CLSC staff	2 mons	Mon 1/14/08	Thu 3/13/08	Dec	Jan
79	Obtain Approval of CLSC	3 mons	Fri 3/14/08	Wed 6/11/08	Feb	Mar
80	<b>Section 106 Historic Preservation MOA</b>	360 days	Wed 7/18/07	Fri 7/11/08	Apr	May
81	<b>MOA Amendment Process</b>	360 days	Wed 7/18/07	Fri 7/11/08	Jun	Jul
82	Navy begins draft of MOA amendment	4 mons	Wed 7/18/07	Wed 11/14/07	Aug	Sep
83	Consultation with consulting parties	4 mons	Thu 11/15/07	Thu 3/13/08	Oct	Nov
84	Finalize amendment/distribute for signatures	4 mons	Fri 3/14/08	Fri 7/11/08	Dec	Jan
85	<b>USFWS/NMFS Biological Documents</b>	480 days	Wed 7/18/07	Sat 1/18/08	Feb	Mar
86	Biological Assessment/Reinitiate Section 7 Consultation w/USFWS	6 mons	Wed 7/18/07	Sun 1/13/08	Apr	May
87	Determine if new Biological Opinion is necessary	6 mons	Mon 1/14/08	Fri 7/11/08	Jun	Jul
88	Predator Management Agreement	4 mons	Sat 7/12/08	Wed 11/14/07	Aug	Sep
89	Determine if NMFS Opinion is Necessary/Conduct Biological Assessment	4 mons	Wed 7/18/07	Wed 11/14/07	Oct	Nov
90	Finalize NMFS Biological Opinion	6 mons	Thu 1/15/07	Mon 5/12/08	Dec	Jan
91	<b>NEPA Supplemental EIS conducted by Navy</b>	730 days	Wed 7/18/07	Thu 7/16/09	Feb	Mar
92	Project Scoping	10 mons	Wed 7/18/07	Mon 5/12/08	Apr	May
93	Publish notice of intent	10 days	Tue 5/13/08	Thu 5/22/08	Jun	Jul
94	Publish notice of preparation	60 days	Fri 5/23/08	Mon 7/21/08	Aug	Sep
95	Circulate Draft SEIS	6 mons	Tue 7/22/08	Sat 1/17/09	Oct	Nov
96	Public review and comment	30 days	Sun 1/18/09	Mon 2/16/09	Dec	Jan
97	Prepare and release final EIS	90 days	Tue 2/17/09	Sun 5/17/09	Feb	Mar
98	Hearings and Comments	2 mons	Mon 5/18/09	Thu 7/16/09	Apr	May
99	Navy records record of decision	0 days	Thu 7/16/09	Thu 7/16/09	Jun	Jul

Task

Split

Progress

Milestone

Summary

Rolled Up Task

Rolled Up Split

Rolled Up Milestone

Rolled Up Progress

External Tasks

Project Summary

External Milestone

Deadline

7/16

# SunCal Alameda Point Project Master Schedule September 2007

ID	Task Name	Duration	Start	Finish	2007	2008	2009
101	Project Scoping	2 wks	Mon 5/12/08	Sun 5/25/08	Jun	Jul	Aug
102	Initial Study	60 days	Mon 5/26/08	Thu 7/24/08	Aug	Sep	Oct
103	Notice of Preparation	60 days	Fri 7/25/08	Mon 9/22/08	Oct	Nov	Dec
104	Circulate Draft EIR	60 days	Fri 7/25/08	Mon 3/30/09	Dec	Jan	Feb
105	Prepare and Release Final EIR	53 days	Tue 3/31/09	Fri 5/22/09	Feb	Mar	Apr
106	Planning Board Hearing	2 wks	Sat 5/23/09	Fri 6/5/09	Mar	Apr	May
107	City Council/ARRA/CIC Public Hearing	2 wks	Sat 6/6/09	Fri 6/19/09	Apr	May	Jun
108	City certifies final EIR and issues project entitlements	0 days	Fri 6/19/09	Fri 6/19/09	May	Jun	Jul
109	City issues notice of determination	0 days	Fri 6/19/09	Fri 6/19/09	May	Jun	Jul
110	Early Transfer Documents	727 days	Wed 7/18/07	Mon 7/13/09	Jul	Aug	Sep
111	Finalize Navy Term Sheet	6 mons	Wed 7/18/07	Sun 1/13/08	Sep	Oct	Nov
112	Draft Early Transfer Cooperative Agreement	6 mons	Mon 7/14/08	Fri 7/11/08	Oct	Nov	Dec
113	Draft Administrative Order (AOC) with EPA, DTSC, Water Board	3 mons	Sat 7/12/08	Thu 10/9/08	Nov	Dec	Jan
114	Draft FOSEP	3 mons	Fri 10/10/08	Wed 1/7/09	Dec	Jan	Feb
115	Public Comment/Finalize ETCA, AOC, FOSEP, Submit to Governor/EPA	3 mons	Thu 1/8/09	Tue 4/7/09	Jan	Feb	Mar
116	Approval by Governor/EPA	3 mons	Wed 4/8/09	Mon 7/6/09	Feb	Mar	Apr
117	Final Remediation Contract and Environmental Insurance Policies	7 days	Tue 7/7/09	Mon 7/13/09	Mar	Apr	May

Task

Split

Progress

Milestone

Summary

Rolled Up Task

Rolled Up Split

Rolled Up Milestone

Rolled Up Progress

External Tasks

Project Summary

External Milestone

Deadline